Bill Garrett Davidson County
Batch# 122262 DEEDQC
07/30/2018 12:01:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180730-0074074

Excise Tax: $0

This instrument was prepared by and return to:
Rodney S. Klein, Esq.
KLEIN & ASSOCIATES, Attorneys at Law
110 Corporate Drive, Suite 150, Johnson City, TN 37604

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into this, the 17th day of July 2018, by and between WILLIAM W. MILLER and wife, SHANNON D. MILLER, herein collectively called Grantors, and SHANNON DARLENE MILLER, Trustee of the SHANNON DARLENE MILLER LIVING TRUST dated July 17, 2018, herein called Grantee.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, the Grantors have bargained and sold and by these presents do grant, transfer, quitclaim and convey unto the Grantee, its successors and assigns, the following described property more particularly bounded and described as follows, to-wit:

Davidson County – Map and Parcel – 172 06 0A 041.00

SITUATE in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Final Plat Mountain View Section 1 Revision One of record in Plat Book 9700, Page(s) 562 and 563, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to the Grantors by deed dated March 13, 2014, of record in said Register's Office, Instrument Number 20140317-0021948.

This conveyance is made subject to any and all valid restrictive covenants and easements as may appear of record, if any.

IN WITNESS WHEREOF, the Grantors hereunto sign their names on the day and year first above written.

WILLIAM W. MILLER

SHANNON D. MILLER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this 17th day of July, 2018, before me appeared WILLIAM W. MILLER and SHANNON D. MILLER, the within named persons, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal of office in the State ~~and County aforesaid this~~ 17th day of July, 2018.

Rodney S. Klein, NOTARY PUBLIC

My commission expires October 26, 2021.

201807300074074

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration of this transfer is $-0-.

WILLIAM W. MILLER, AFFIANT

Sworn to and subscribed before me, this 17th day of July 2018.

Rodney S. Klein, NOTARY PUBLIC

My commission expires: October 26, 2021.

201807300074074

NAME & ADDRESS OF PROPERTY OWNER:

SHANNON DARLENE MILLER LIVING TRUST and
SHANNON DARLENE MILLER, Trustee
6027 Woodland Hills Dr.
Nashville, TN 37211

NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:

WILLIAM W. MILLER AND SHANNON D. MILLER
6027 Woodland Hills Dr.
Nashville, TN 37211

THE LEGAL DESCRIPTION OF THE REAL ESTATE HAS BEEN FURNISHED TO THE DRAFTSMAN BY THE GRANTOR(S) OR A THIRD PARTY OR HAS BEEN OBTAINED FROM THE PUBLIC RECORDS. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY OR CONTENT THEREOF REGARDLESS OF WHETHER THE SAME IS DUE TO THE INFORMATION PROVIDED OR DRAFTSMAN'S ERROR. NO OPINION AS TO THE STATE OF TITLE HAS BEEN FURNISHED AND THE GRANTEE(S) SHOULD SEEK AN INDEPENDENT TITLE EXAMINATION IF DESIRED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE STATE OF TITLE OF THIS REAL ESTATE OR THE ACCURACY OF THIS DEED. FAILURE TO PROMPTLY RECORD THIS DEED IN THE APPROPRIATE REGISTER OF DEEDS' OFFICE COULD JEOPARDIZE THE GRANTEE(S) RIGHTS IN AND TO THIS REAL ESTATE. BY SIGNING THIS DEED THE GRANTOR UNDERSTANDS AND AGREES TO THIS LIMITATION OF LIABILITY AND BY ACCEPTANCE OF THIS DEED THE GRANTEE AGREES TO THE SAME.

201807300074074

True Copy Certification

I, Millie Wright, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that is a true and correct copy of the original document executed and authenticated according to law.

Millie Wright
Signature

State of Tennessee

County of Washington

Personally appeared before me, Ashley Morgan, a notary public for this county and state, Millie Wright, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 10-26-2021
Notary' Seal (if on paper)

ASHLEY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY